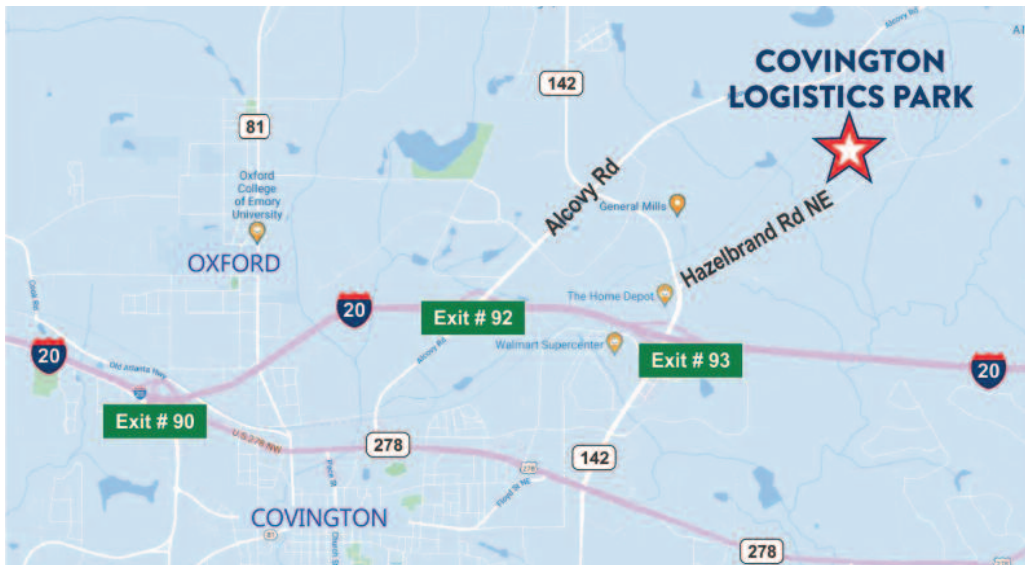




11300 Hazelbrand Road, NE | Covington, GA 30014



**701,984 SF AVAILABLE
DELIVERS 2Q 2023**

Cross-Dock Design

40' Clear Height

50' x 56' Column Spacing
with 60' Speed Bays

195' Truck Court
with 60' Concrete Apron

(142) 9' x 10' Dock-High Doors

(4) 13' x 14' Drive-In Doors

LED lighting with Motion Sensors

TPO Roof

ESFR Fire Protection

Located in a TIER 2 COUNTY, which
provides a \$3000 tax credit for each
new job created for up to 5 years

OWNED AND MANAGED BY

AshleyCapital
opportunity into value



FOR MORE
INFORMATION
PLEASE CONTACT

BOBBY MAYSON
770.729.2817
bmayson@lavista.com

WWW.LAVISTA.COM

PROPERTY SPECIFICATIONS

ADDRESS	11300 Hazelbrand Road, NE Covington (Newton County) Georgia 30014
SIZE	Total: 701,984 Square Feet Available: 701,984 Square Feet Minimum Divisible: 300,000 Square Feet
DIMENSIONS	520' x 1344' (Cross-Dock Design)
SITE	62.36 Acres
CONSTRUCTION	Walls: Tilt-Up Concrete Panels Slab: 7" Concrete Slab Roof: TPO (45 mil / R22 Insulation) Ceiling Height: 40' Clear Minimum Column Spacing: 50' x 56' with 60' speed bays Clerestory Windows: 180
ELECTRICAL POWER	4000 Amps / 480 Volt / 3 Phase
SPRINKLER	ESFR/K25 HEADS
LIGHTING	LED with Motion Sensors
WATER / SEWER	City of Covington
NATURAL GAS	City of Covington
TRUCK LOADING	(142) 9' x 10' Dock-High Doors (36) 40,000 lb Hydraulic Levelers (4) 13' x 14' Drive-in Doors 195' Truck Court with 60' Concrete Apron
ZONING	ID (Industrial Distribution)
PARKING	483 Automobile 182 Trailer Staging (80 Future Trailer Staging Spots)
TRANSPORTATION	Located Approximately 1 mile from I-20 via Exit #93 (GA Hwy 142)